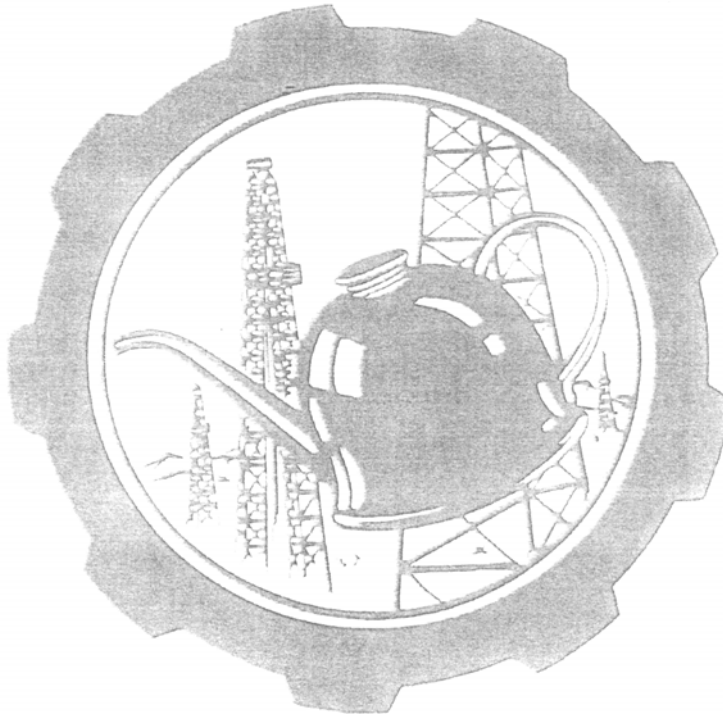

P & L Land & Development Development Proposal



P & L Land & Development
1543 W. 16th Street
Long Beach, CA 90813
(562) 432-3946 Fax (562) 432-7969

6/15/01
JUL 11 2001

P & L Land & Development
1543 W. 16TH STREET
LONG BEACH, CALIFORNIA 90813
(562)432-3946 (714)540-5535

June 15, 2001

Mr. Lee Mayfield
Long Beach Redevelopment Agency
333 W. Ocean Blvd 3rd Floor
Long Beach, CA 90802

Re: Request for Agency acquisition of property on 17th Street

Dear Mr. Mayfield,

P & L Land & Development, Inc. is interested in acquiring the three lots owned by the Farquhar family located at 1540 and 1562 17th Street. We currently own five lots on 17th Street that surround the subject property. The property currently has 5 residences and a dirt storage yard with chain link fence. I have had preliminary discussions with Michael Farquhar about purchasing the three lots they own on 17th Street. Mr Farquhar has shown interest in selling these properties to the Redevelopment Agency for the benefits they can provide. They are asking \$500,000 for all of the properties. We would request that the Agency acquire and clear the properties of the existing structures. Our tenant Dion & Sons has outgrown their current facility. Dion & Sons has an immediate need for these properties to allow them to continue to grow their business. Our development plans would include expansion of the existing warehouse space with the installation of a dock high loading area, installation of an above ground lubricant tank farm, and paving the remainder of the site.(See attached proposed development) We would include landscaping to compliment our existing properties. This would include additional palm trees and planters as required by the RDA. Enclosed are pictures of the subject property along with a drawing of our proposed development including our existing properties. We can assure you that the development we will complete will enhance the neighborhood while also helping an existing westside business continue to grow.

After an analysis based on estimated site improvement costs and negotiations with the designated tenant, a residual land value of \$300,000, after demolition and removal of existing improvements, can be supported. This price represents a \$127,500 premium over the current Agency selling price of \$11.50/square foot.

Your prompt attention to this matter is greatly appreciated, as my tenant is urgently in need of additional space and I would like to satisfy it's needs with redevelopment that will upgrade and improve this adjacent outdated and isolated property. If you have any questions please feel free to give me a call at (562) 432-3946.

Sincerely,


Matt Cullen

cc: Westside Project Area Committee

DION & SONS, INC.
1543 E. 16TH ST.

ARCHITECT: PAUL ALLEN COLLINS
PAC

PAUL ALLEN COLLINS
C-21733
LICENSED ARCHITECT

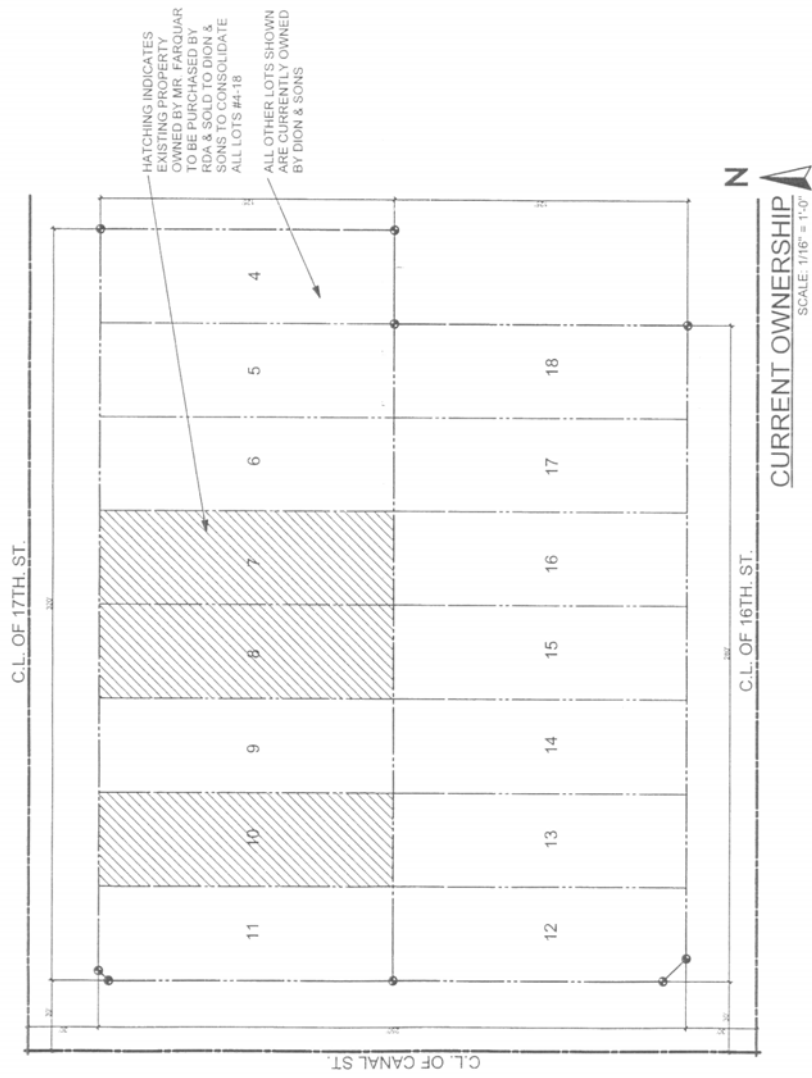
DRAWN: J.D. PAC
JOB # 0117
DATE: 6/4/01

C.L. OF 17TH ST



SITE PLAN
SCALE: 1" = 30'-0"

C.L. OF 16TH ST.



DION & SONS / LONG BEACH, CA